



March 13, 2019

Mary Kay Verdery
Talbot County Planning Officer
215 Bay Street, Suite 2
Easton, Maryland 21601

Dear Mary Kay:

The Easton Planning and Zoning Commission recently received and reviewed a request from Greg Gannon, on behalf of Gannon Family, LLC, to amend Easton's Comprehensive Plan. Specifically, the request was to revise the Growth Area Map to show the property known as "Galloway Farm," located near the southeast corner of the intersection of U.S. Route 50 and Chapel Road as a Priority 1 Annexation Area. This property is currently classified a combination of Priority 2 and 3 areas on this map.

Upon review of the request, the Planning Commission decided it made sense to include two other parcels located between the Galloway Farms parcels and the Galloway Run subdivision, at least for *consideration* of an upgrade in classification on this map. I will be running an advertisement in the Friday, March 15, 2019 edition of the *Star-Democrat* accordingly, indicating that the Commission will hold a public hearing on the matter at their regular monthly meeting of May 16, 2019 at 1:00 in the Easton Town Hall.

Attached for your review are a few items. One is copy of the public notice. Another is a copy of a portion of the Growth Areas Map as it is proposed for possible amendment. Finally, I have included a copy of Mr. Gannon's original letter requesting our consideration of this issue. Please note that the only proposed change at this time is to the map. There is no associated text change suggested. There is also no change requested to the Future Land Use Map.

The Planning Commission welcomes your comments or input on this matter. You may provide it in person at the Public Hearing, or in writing at any time prior to the Hearing. In the meantime, please let me know if you have any questions or concerns in this matter.

Sincerely,

Lynn B. Thomas, Jr., AICP
Town Planner

Enclosures

NOTICE

PUBLIC HEARING EASTON PLANNING AND ZONING COMMISSION

PROPOSED COMPREHENSIVE PLAN AMENDMENT

The Easton Planning and Zoning Commission will conduct a public hearing for the consideration of an amendment to the Town of Easton Comprehensive Plan. This hearing will be held during the Commission's regular monthly meeting of Thursday, May 16, 2019, at 1:00 p.m. in the Town Council Chambers (14 South Harrison Street). The public is hereby invited to attend and comment at this Hearing. In addition, written comments may be submitted to the Planning and Zoning Commission at any time prior to the Hearing. Such comments should be submitted to: Easton Planning and Zoning Commission c/o Lynn B. Thomas, Jr., AICP, Town Planner, P.O. Box 520, Easton, MD 21601.

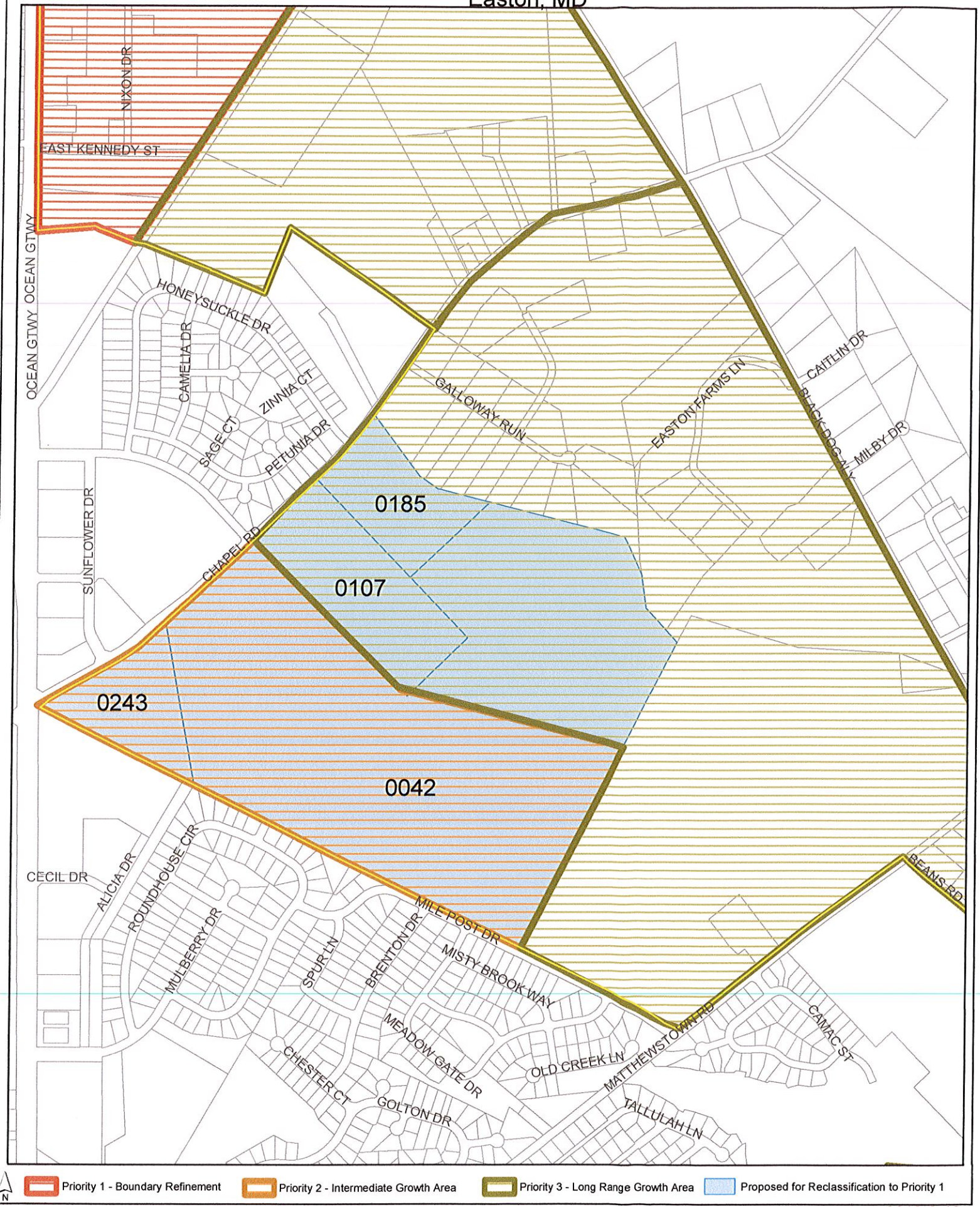
The Commission is considering a request submitted by Greg J. Gannon, Managing Member of Gannon Family, LLC to revise the Comprehensive Plan's Growth Areas Map to show the property known as "Galloway Farm" as a Priority 1 Annexation Area. The property is currently shown as a combination of Priority 2 and 3 areas.

Galloway Farm consists of two properties located at or near the southeast intersection of Chapel Road and U.S. Route 50, more specifically identified as Talbot County Tax Map 26, parcels 243 and 42. During discussions concerning this request, the Planning Commission determined that it would be logical to include two additional parcels, parcel 107 and 185, for consideration of change in classification during this Public Hearing. Thus, in summation, the Planning Commission's Public Hearing will be to consider amending the Comprehensive Plan to show the four parcels identified as Tax Map 26, parcels 243, 42, 107, and 185 as Priority 1 Annexation Areas on the Growth Areas Map.

Copies of the proposed amendments are available in the Town office or can be found on the Town website, www.town-eastonmd.com. Anyone with questions on any of these proposed amendments may contact the Town Planning office at (410) 822-1943 or via e-mail at zoning@town-eastonmd.com for further information.

*** NOTE TO STAR-DEMOCRAT - PLEASE RUN THIS NOTICE ONE TIME, ON FRIDAY, MARCH 15, 2019.

Proposed Comprehensive Plan Amendment Parcels and Growth Areas Easton, MD



GANNON FAMILY L.L.C.

9706 Longwoods Rd.
Easton, MD 21601
Phone (410) 822-0069 - Office
(410) 829-5430 - Cell
office@chgannon.com

11/5/2018

The Mayor and Council of Easton, MD
14 South Harrison Street
Easton, MD 21601

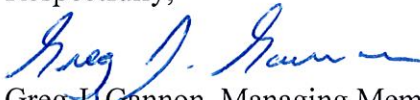
Mr. Willey and Members of The Council,

I am writing today to ask for your consideration on amending the Comprehensive Plan to show the Galloway Farm as a Priority I annexation area. It has for some time been partially Priority II and partially priority III.

Changing it now would facilitate the eventual annexation request. Gannon Family, LLC is in agreement with the current plan regarding the usage of the property as part business commercial and part residential. The Transportation plan showing Alicia Drive extending to Chapel Road about 1000' east of the U.S. 50/Chapel Road intersection also seems logical from a planning perspective.

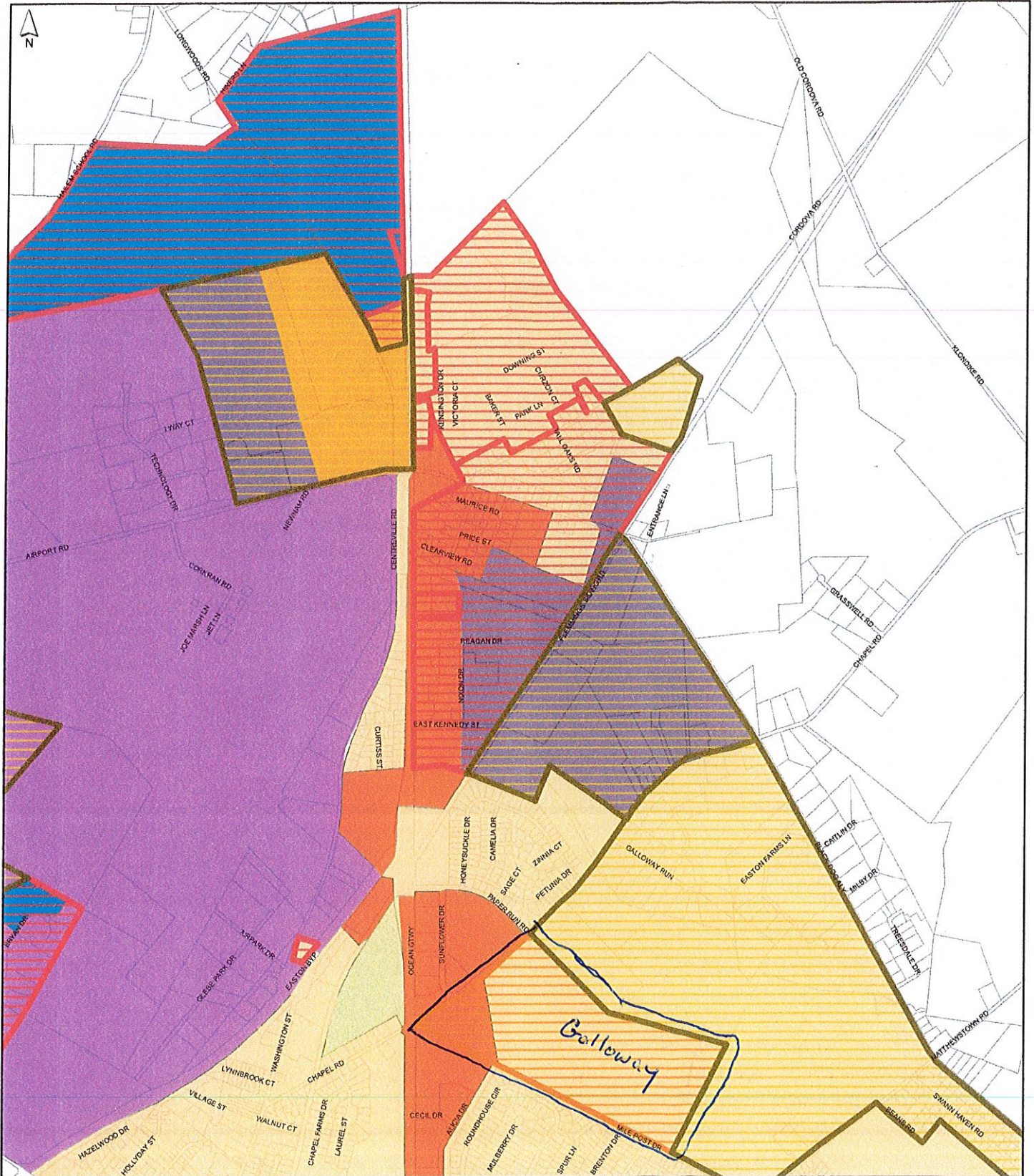
Galloway Farm is shown circled on attached map. Thanks for your attention to this matter.

Respectfully,



Greg J. Gannon, Managing Member
Gannon Family, LLC

Growth Areas and Future Land Use Easton, MD



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|--|---------------------------------------|--|---------------------|--|---------------|
| | Priority 3 - Long Range Growth Area | | Business Commercial | | Industrial |
| | Priority 2 - Intermediate Growth Area | | Commercial | | Institutional |
| | Priority 1 - Boundary Refinement | | Heavy Industrial | | Open Space |
| | | | Residential | | |

2018-10-25